

**BOARD OF ZONING APPEALS AGENDA  
MARCH 21, 2018**

**~~~MEETING CANCELLED DUE TO INCLEMENT WEATHER~~~**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **March 21, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**Matters Presented By Board Members**

**Administrative Items**

**Staff/Action**

K. McMahan <i>Admin. Moved to 4/18/18 and subsequently to 5/2/18 at appl. req.</i>	CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. ( <i>Admin. moved from 1/24/18 at appl. req.</i> ) ( <i>Admin. moved from 2/28/18.</i> )
K. McMahan <i>Admin. Moved to 4/25/18 at appl. req.</i>	RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. ( <i>Admin. moved from 1/28/18 and 2/28/18.</i> )
A. Homer <i>Admin. Moved to 5/2/18 at staff's req.</i>	OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24.

**Public Hearings**

9:00 A.M. K. McMahan Admin. Moved to 4/25/18	THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. <i>(Deferred from 3/14/18 at appl. req.)</i>
9:00 A.M. K. McMahan Admin. Moved to 5/9/18	CHANDU M. GUDDETI/TINY TOTS IN-HOME DAY CARE, SP 2017-PR-121 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2502 Moon Dr., Falls Church, 22043 on approx. 34,826 sq. ft. of land zoned R-3. Providence District. Tax Map 40-3 ((1)) 42B.
9:00 A.M. E. Estes Admin. Moved to 4/18/18	TARA GIBSON, SP 2017-MV-103 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition (attached garage) 7.3 ft. from side lot line. Located at 8309 Mount Vernon Hwy., Alexandria, 22309 on approx. 15,735 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-4 ((1)) 29 A1. <i>(Admin. moved from 2/7/18 due to inclement weather.)</i>
9:00 A.M. E. Estes Admin. Moved to 5/2/18	ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck with steps 23.8 ft. from front lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the side lot line and 3.9 ft. from the rear lot line. Located at 2827 and 2829 Greenway Blvd., Falls Church, 22042 on approx. 13,050 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((5)) 76 and 77.
9:00 A.M. H. Eddy Admin. Moved to 5/16/18	WILLIAM AARON PRATT, SP 2017-MA-120 Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens) and a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 9.9 ft. and deck (at grade patio) to remain 3.9 ft. from a side lot line and an accessory storage structure to remain 7.9 ft. from the rear lot line. Located at 3128 Valley Ln., Falls Church, 22044 on approx. 12,804 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 241.
9:00 A.M. H. Eddy Admin. Moved to 5/2/18	SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. <i>(Deferred from 9/27/17, 10/25/17, 1/24/18, 2/14/18, and 2/28/18 at appl. req.)</i>

9:00 A.M. C.S. Belgin <i>Admin.</i> <i>Moved to</i> <i>5/2/18</i>	HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. ( <i>Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and 4/29/15 at appl. req.</i> ) ( <i>Deferred from 7/29/15, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at appl. req.</i> ) ( <i>Continued from 9/20/17.</i> )
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**JOHN F. RIBBLE III, CHAIRMAN**